

LEROY TOWNSHIP
8156 4 Mile Road
East Leroy, Michigan 49051

PLANNING COMMISSION MEETING MINUTES
February 13, 2019

CALL TO ORDER-

The meeting was called to order by Chairperson Pete VanVranken at 6:00pm

ROLL CALL-

Members present: Pete VanVranken, Mike VanHouten, Phil Qualls, Holly Green and Travis Arbogast.

Members Excused: Jon Bolton

Others present: Township Supervisor Laveta Hardish, Zoning Administrator Rob Behnke, Curtis and Janette Tramel (representing Station 66), Jeffrey Penick and Wally Haley (representing AT&T)

ELECTION OF OFFICERS FOR 2019-

A motion was made by Phil Qualls to elect Pete VanVranken Chairperson, supported by Travis Arbogast.
Motion carried with unanimous approval.

A motion was made by Phil Qualls to elect Mike VanHouten Vice-Chair, supported by Travis Arbogast.
Motion carried with unanimous approval.

A motion was made by Travis Arbogast to elect Jon Bolton Secretary, supported by Phil Qualls. **Motion carried with unanimous approval.**

APPROVAL OF MEETING MINUTES-

A motion was made by Mike VanHouten to approve the November 7, 2018 meeting minutes, supported by Holly Green. **Motion carried with unanimous approval.**

PUBLIC COMMENTS-

There were no public comments.

CALL TO ORDER OF PUBLIC HEARING ON PROPOSED AT&T CONDITIONAL USE PERMIT REQUEST (Telecommunications Tower)-

The Public Hearing was called to order by Chairperson Pete VanVranken at 6:04pm.

Wally Haley from the Haley Law Firm (representing AT&T) presented an outline of what AT&T is requesting in terms of constructing a new, monopole telecommunications tower on H Drive South and ½ Mile Road (property owned by Donna VanMiddlesworth). The location on the property is a small wooded area.

Zoning Administrator Rob Behnke indicated that AT&T successfully addressed all of the requirements under Article XVI, Sec. 38-488 of the Leroy Township Zoning through the submittal of Exhibit A and Exhibit B. There were no objections submitted to the Township Office and there were no public comments on the request.

CLOSURE OF PUBLIC HEARING-

The public hearing was closed by Chairperson Pete VanVranken at 6:11pm.

AT&T SITE PLAN REVIEW-

Mr. Haley indicated that the schedule for this project, if approved, would be late summer or early fall. There are still a number of other federal law requirements that need to be addressed before they start construction on the new tower. The prints and information submitted did meet the requirements under the township zoning ordinance. There were no objections received by the Township Office. There were no public comments.

NEW BUSINESS-

A motion was made by Phil Qualls to recommend to the Leroy Township Board the approval of the AT&T Conditional Use Permit for the construction of a new telecommunications tower on property owned by Donna VanMiddlesworth, near the intersection of H Drive South and ½ Mile Road, supported by Mike VanHouten.

Motion carried with unanimous approval.

A motion was made by Travis Arbogast to recommend to the Leroy Township Board the approval of the AT&T Site Plan Review, as presented, for the construction of a new telecommunication tower on property owned by Donna VanMiddlesworth, near the intersection of H Drive South and ½ Mile Road, supported by Phil Qualls. **Motion carried with unanimous approval.**

STATION 66 SITE PLAN REVIEW-

A presentation was given by Curtis and Janette Tramel. They are in the process of adding a small addition to the back of their building at 4588 D Drive South for the installation of a new and larger cooler and freezer system. This would allow for fewer deliveries (fewer delivery trucks) and meets their current needs. The prints submitted did meet the requirements under the township zoning ordinance. There were no objections received by the Township Office. There were no public comments.

NEW BUSINESS-

A motion was made by Mike VanHouten to recommend to the Leroy Township Board the approval of the Station 66 Site Plan Review, as presented, for the construction of a 540 square foot addition to back of their building at 4588 D Drive South, supported by Phil Qualls. **Motion carried with unanimous approval.**

BOARD MEMBER COMMENTS-

There were no board member comments.

ANNOUNCEMENTS BY THE CHAIR-

There will be a Special Planning Commission Meeting on Wednesday, February 27, 2019 at 6:00pm for the purpose of reviewing a Site Plan as submitted by Dr. Craig Miller, for an addition to his commercial business on Capital Avenue, SW.

Also, the March 6, 2019 Planning Commission will be cancelled. **The next regularly scheduled meeting is May 1, 2019.**

ADJOURNMENT-

A motion was made by Mike VanHouten to adjourn the meeting at 6:35pm, supported by Phil Qualls. **Motion carried with unanimous support.** Meeting adjourned.

Respectfully submitted,

ROB BEHNKE
Zoning Administrator
Acting Secretary